

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

**Regular Meeting
6:30 p.m.**

**September 2, 2009
City Council Chambers**

CALL TO ORDER

Chairman Langford called the meeting to order at 6:30 p.m. on Wednesday, September 2, 2009, in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, September 10, 2009.

ROLL CALL

Present: Commissioners Westerman, Johnson, Brandt, Travers,
Manuel and Chairman Langford
Absent: Commissioner Azevedo
Staff: Director of Community Development Wehrmeister
Associate Planner, Mindy Gentry
Community Development Technician Stahl
Assistant Engineer, Ken Warren
City Attorney Nerland
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes None

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARING

2. **AR-09-07 - Twin Creek Apartment Reception Building Remodel – Eric Miller Architects, on behalf of Twin Creeks Apartments, requests design review approval of exterior modifications for the existing reception building for the Twin Creek Apartment (APN 075-460-003).**

Community Development Technician (CDT) Stahl provided a summary of the Staff Report dated August 25, 2009.

OPENED PUBLIC HEARING

Tom Gentry, Eric Miller Architect, stated that he was willing to receive any questions from the Commission.

Commissioner Brandt asked Mr. Gentry if he agreed to all conditions, as contained in the Staff Report, to which he replied that he was in agreement.

Chairman Langford felt that security or decorative lighting should be added to the area in question. CDT Stahl stated that there is security lighting on the site, but that it was not included in the plan as presented to the Commission.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2009-37

On motion by Commissioner Brandt, and seconded by Commissioner Manuel, the Planning Commission approved the remodel of the Twin Creeks Reception Building, with the amended changes:

- 1) Add a "Condition No. 22" to read: **"That security and decorative lighting be added to the reception building, as approved by staff."**
- 2) Add a "Condition No. 23" to read: **"That the pool equipment structure building will be remodeled to match the reception area."**

AYES: Brandt, Manuel, Westerman, Johnson, Travers and Langford

ABSENT: Azevedo

NEW PUBLIC HEARINGS

3. **PW 371-RA-49 – Lot Merger for Bases Loaded – The Planning Commission will consider adoption of a resolution making findings of General Plan consistency for a summary vacation of a portion of City right of way and approval of a lot merger contingent upon Council's approval of the summary vacation.**

Assistant Engineer Warren provided a summary of the Staff Report.

The Public Hearing was opened and with no comments taken, the Public Hearing was closed.

RESOLUTION NO. 2009-38

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission approved the summary vacation of a surplus right-of-way ("City of Antioch" [Book 8781, Pages 18-20]) at the corner of 4th and 'G' Streets and to issue a report to the City Council on the proposal's conformity with the General Plan; and

RESOLUTION NO. 2009-39

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission approved a request from Robert T. Karp, for a lot merger of two parcels located at the southwest corner of 4th and 'G' Streets, Parcel One (Document 2006-0173900, recorded June 2, 2006) and surplus right-of-way Parcel Two ("City of Antioch", Book 8781, Pages 18-20, dated April 6, 1978).

AYES: Johnson, Travers, Westerman, Brandt, Manuel and Langford

ABSENT: Azevedo

NEW ITEM

- 4. AR-07-13 – Casino Building Design Modification – Joe Martinez is requesting exterior design modifications to the Casino building. The project is located at 101 H Street (APN 066-071-077).**

Associate Planner Gentry provided a summary of the Staff Report, dated August 26, 2009, and also distributed color chips and referred to a displayed wall map for further information.

OPENED PUBLIC HEARING

Joe Martinez, the applicant, spoke briefly to the changes that have occurred, as well as additional information regarding architectural amenities.

Commissioner Brandt asked Mr. Martinez if he was in agreement with all conditions, as contained in the Staff Report, wherein, Mr. Martinez replied that he was.

Chairman Langford expressed concern to previous suggestions offered to the applicant by the Design Review Commission, wherein he felt the applicant did not follow the process, as other applicants are required. He stated he would only approve the project if the applicant follows the approved plans.

CLOSED PUBLIC HEARING

Per the request of Commissioner Johnson, he wanted to ensure the building plans are updated and that a follow up of the plans are conducted. Furthermore, that a Project Specific Condition is added to ensure that all steps are taken by the applicant to follow the correct procedures.

THE PUBLIC HEARING WAS REOPENED

Commissioner Travers asked the applicant if he would be agreeable to the requests of the Commission and if a deadline could be given to comply with all procedures and conditions. Mr. Martinez stated that he was agreeable to this and that the building was approximately 90 percent completed and approximately 90 percent rented.

Chairman Langford clarified for the record, that there was not a personal issue between himself and the applicant, and that any issues were the cause of the applicant not following the City's correct process; therefore, the City has not delayed the applicant.

Staff and the applicant both confirmed that they were reviewing the same plans for the project.

RESOLUTION NO. 2009-40

On motion by Commissioner Brandt, and seconded by Commissioner Westerman, the Planning Commission approved a request from Joe Martinez for design modifications to the Casino building. The project is located at 101 H Street (AR-07-13), with amended changes:

Add a Project Specific Condition No. 9 to read: "That the building will be completed according to plans dated June 30, 2009, Revision No. 7, prepared by Tom Linn Drafting."

AYES: Brandt, Westerman, Johnson, Travers and Manuel
NOES: Langford
ABSENT: Azevedo

ORAL COMMUNICATIONS

Director of Community Development Wehrmeister announced that the next Planning Commission meeting will be held on October 7.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT:

Chairman Langford adjourned the Planning Commission at 7:10 p.m. to the next regularly scheduled meeting on

Respectfully Submitted,

Debra Lawson